

GOOCH HILL WEST NEIGHBORHOOD PLAN

SECTION 1: INTENT, PURPOSE AND SCOPE OF THE PLAN

1.0: Purpose of the Neighborhood Plan: Several property owners within the area south of Huffine Lane, between Lynx Lane and Gooch Hill Road, have initiated a planning process to help guide future growth and development within the area. They have taken this step in response to Gallatin County policy and support as incorporated in the Growth Policy Implementation Program recently adopted by the County Commission.

Most of them are long-time owners and County residents who have witnessed the development of nearby properties and overall growth pressures in the Bozeman area. They wish to cooperate in the definition of a “*neighborhood plan*” as the foundation for appropriate future subdivision. Their goal is to evolve a preferred plan for future land use, consistent with the County Growth Policy and relevant regulations, to achieve greater predictability about future development. As stated in the Growth Policy (Section 4,2) “*Neighborhood plans and zoning districts are intended to provide more specific guidance relative to land use designations*”.

The Plan will be implemented over the next several years by individual land owners who choose to develop their properties consistent with its framework goals, objectives and policies.

1.1: Neighborhood Plan Jurisdictional Area: As described in Exhibit 1, the area for the Gooch Hill West (GHW) Neighborhood Plan is bounded in the north by Huffine Lane, on the east by Gooch Hill Road south to Stucky Road, thence west to the Gallatin County/ Bozeman Area Zoning District Boundary, thence south to the south boundary of the former Sales Ranch property, thence west and north along the Ranch boundary to Beatty Road, thence north to Elk Lane, thence east to Lynx Lane, and thence north to Huffine Lane.

Exhibit 4 shows that the western two-thirds of the GHW Plan Area abut the Gallatin County/Bozeman Area Zoning District. The remainder of the Plan Area abutting Gooch Hill Road is already in the District.

The total area includes approximately 994 acres, including both developed and undeveloped parcels.

1.2: Plan Vision: The Gooch Hill West Planning Area will evolve into a planned community of residential neighborhoods and business park/retail service uses, developed within a connected framework of arterial streets, planned open space/trails and other public facilities such as parks, schools, and fire protection. Each neighborhood is expected to fit within this overall framework, while creating a compatible variety of residential densities, market prices and architectural styles.

Given the many property ownerships within the Plan area, future growth and development will occur by increments. As each owner decides to develop his or her land, individual applications for subdivision review will be submitted. Accordingly, the Plan recognizes this incremental implementation. All future development will be subject to the availability of adequate infrastructure for water, wastewater treatment and planned arterial roads; and development impacts will be mitigated as required by relevant regulations.

1.3: Relationship to Gallatin County Growth Policy: The current Growth Policy was adopted “*to provide comprehensive, long-range guidance relative to the growth and development*” of Gallatin County in compliance with Montana statutes (76-1 MCA). As such, it is a statement of County-wide goals and policies.

The Land Use Diagram (Exhibit 2) describes generalized “*...current land uses, with an eye focused on the future. This diagram is not a zoning map. Instead, it is a visual representation of trends to date, how the Country has grown and how we might expect it to keep growing*” (Chapter 10).

The diagram shows that the GHW Plan Area is between the Four Corners “*Unincorporated Communities*” designation and the Bozeman “*Incorporated Cities with Urban Areas*” designation; and abuts U.S. Hwy 191. Clearly, it is in the logical path of growth.

Section 4.3 of the Growth Policy specifically addresses the use of neighborhood plans as a means of implementation:

“A neighborhood plan is intended to be the ‘growth policy’ for a specific neighborhood or geographic area. Although a neighborhood plan is not a zoning district, it is intended to provide greater specificity for development within a certain defined area. A neighborhood plan adopted pursuant to 76-1 Part 6 MCA, and in conformance with the Growth Policy may take advantage of the simplified development review process.”

Accordingly, once approved by the County Commission, the Gooch Hill West Neighborhood Plan will amend the County Growth Policy and define future land use within the Plan Area as a “growth area” of Gallatin County.

The GHW Plan will help implement the County Growth Policy by describing future land use and related infrastructure at a neighborhood plan level of detail. Based upon the public participation discussion, the implementation of planned arterial highways will be defined during the pending update of the Greater Bozeman Area Transportation Plan Update. Section 5 describes the process for implementation of additional infrastructure for water, wastewater treatment and trails/parks/open space.

Goals are “*statements of purpose that define a significant intent of the Growth policy, reflecting the long-term desires of the county and its citizens*”. Policies “*state strategies or techniques to achieve each goal and ultimately towards achieving the intent of the Growth Policy*”.

The GHW Plan's conformance with key goals and policies of the County Growth Policy is abstracted and summarized below. (Growth Policy text is shown in bold italics.)

GOAL 3.1: PROTECT WATER QUALITY:

Policies: *Encourage multi-user or public water and wastewater treatment systems.*

The Plan will incorporate utilization and potential expansion of service capacities of the Rae Water & Sewer District (as available) to serve new development.

Encourage development to mitigate adverse impacts on rivers, streams, wetlands and riparian areas.

Existing wetland areas will be delineated according to Corps of Engineers criteria. The Middle Creek flood zone will be analyzed and defined according to floodplain management regulations. Appropriate areas of the flood plain will be utilized as a community park, with trail connections via the open space system.

GOAL 3.2: ASSURE SUSTAINED WATER QUANTITY:

Policies: *Encourage development to assess both the immediate and long-term cumulative impacts on water quantity.*

Water will be provided thru the Rae Water & Sewer District, an existing public water system.

GOAL 3.3: CONSERVE IMPORTANT HABITAT:

Policies: *Encourage development to conserve important habitat.*

The GHW Neighborhood Plan will incorporate open space corridors along the Farmers Canal and Middle Creek.

GOAL 3.4: PROTECT AIR QUALITY:

Policies: *Encourage development to protect air quality and reduce particulate matter.*

The future open space/trail system of interconnected residential neighborhoods, parks, and employment uses will reduce dependence on vehicles; thus reducing air pollution.

GOAL 3.6: CONSERVE OPEN SPACE:

Policies: *Encourage development to preserve open space by dedication of parks, habitat, recreation open space and trails; with private ownership and maintenance.*

The Plan's open space framework of parks and trails will comply with this policy.

GOAL 3.7: ENCOURAGE RESIDENTIAL DEVELOPMENT IN AREAS PLANNED OR ZONED FOR RESIDENTIAL USE:

Policies: *Encourage the use of neighborhood plans and 201 zoning districts for planning residential areas.*

The GHW Neighborhood Plan is consistent with this policy.

Encourage commercial and mixed development adjacent to existing developed land to prevent sprawl.

The GHW Plan lies between existing developed lands, adjacent U.S. 191, in the logical path of growth.

GOAL 3.8: LOCATE COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT IN AREAS PLANNED OR ZONED FOR THAT USEAGE:

Policies: *Neighborhood plans should address commercial and light industrial uses. Prevent the encroachment of industrial uses into residential areas.*

The Plan incorporates a "business corridor" separated from U.S. 191 by a landscaped frontage road to facilitate access. Potential commercial and business park/ light industrial uses will provide job opportunities to community residents and reduce travel.

The corridor will be buffered by appropriate landscaping from the residential neighborhoods to the south.

GOAL 3.12: PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM:

Policies: *Encourage development to provide coordinated circulation patterns. Encourage development to coordinated proposed new roads with both existing and planned road, taking into consideration current, proposed and future circulation and development patterns.*

The Draft GHW Plan reflects the “Greater Bozeman Area Transportation Plan-2001 Update” as adopted by the County Commission.

GOAL 3.13: PROVIDE FOR LOCAL SERVICES AND PUBLIC FACILITIES:

Policies: *Encourage multi-user, public water and wastewater treatment systems. Support expansion of existing municipal and private urban service systems.*

(See response to Goal 3.2.)

Encourage development to provide fire protection and medical emergency services.

The Plan accommodates provision of community fire protection and other necessary public services.

Encourage development to provide rights-of-way to support future growth.

The Plan calls for dedication of future right-of-way consistent with adopted transportation and circulation plans on a cost/benefit basis as new development is proposed.

GOAL 3.15: PRESERVE PRODUCTIVE FARM AND RANCH LANDS:

Policies: *Promote development adjacent to or within cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available and away from areas used exclusively for agriculture.*

The GHW Plan area abuts existing public water and wastewater facilities that can be expanded to serve future development in a

safe and cost-effective manner. This capacity can absorb growth pressures that might otherwise seek to develop more appropriate agricultural lands.

1.5: Public Outreach and Participation: The planning team led by Warren Vaughan (County Planning); R. Dale Beland AIA, AICP, (Planning Consultant); and Mike Stenberg, P.E., (Hyalite Engineers); organized an outreach process to encourage participation by the interested public. Meeting notices were mailed by County staff to all landowners and interested citizens for each meeting. Meeting notes and agendas were maintained on the County Planning Department web site.

A series of five public meetings were held at Monforton School and the County Courthouse during a three-month period. More than 96 persons attended these meetings. (See Section 6 for meeting agendas and attendance rosters.)

In addition, the team met several times with the RAE Subdivision County Water & Sewer District # 313 staff to discuss service capacities. On September 20, 2006; they met with the District's Board of Directors to describe the GHW Plan, its objectives and relationship to District facilities. The Board agreed to work with the landowners to accommodate future growth whereby future demand requiring district/ facilities expansion would be served without additional cost to existing users.

The Draft Neighborhood Plan will be made available for public review on the County website.